



Mitchell County Economic Development Commission

PO BOX 306 | 212 South Fifth Street | Osage, Iowa | 50461

Meeting Minutes: June 2, 2025

The Board of Directors for the MCEDC met in regular session on June 2, 2025, in person.

Board members present: Todd Frein, Roger Hemann, Randy Marks Brock Waters, and Larry Mork. Staff present: Jenny Backer and Kayla Zimmerman. Guests: Pam Marzen, Keith Horgen, and Elizabeth Burnette.

Todd Frein called the meeting to order at 5:30 p.m. Motion made by Hemann to approve the agenda; second by Marcks, all ayes, motion passed. Motion made by Marcks to approve April 28, 2025, meeting minutes, second by Mork, all ayes, passed.

Hemann moved to approve the April and March 2025 financial reports and April and May 2025 expenses;

Second by Waters; all ayes, motion passed.

Expenses approved:

Marco	207.03
Mitchell County: Health Insur	784.00
Town & Country Insur	74.00
VEIT: IT	934.95
Enterprise Media: Minutes	89.79
OMU	97.00
Webflow	96.46
Walk, Prichard, Baresel, Murphy, & Rourick	41.00
Jenny Backer	608.20

MCEDC Executive Director Backer reported the next meeting would fall on Monday of the City meeting and offered an alternative date.

All agree to hold the June meeting June 30, 2025 at 5:30 PM. Homeward Loan application was withdrawn by Backer as funds were not needed by the developer at this time.

Director Backer reported that the Childcare Solutions fund has been working as intended and provided up to date data including 79 additional children serviced with 63 removed from waitlists and 19 additional childcare professionals added to the workforce. Backer is working on obtaining additional funding for the program with hopes of additional funding coming available soon.

MCEDC Marketing Assistant Zimmerman reported work on the childcare enhancement program including up to date flyers and presentations created for future Lunch & Learns. Zimmerman has been working with Gina Goddard, chair of FEMC, on next meeting and 2025 application cycle start. Reported that website broken links should be resolved with up-to-date documentation, job listings, properties, and a new childcare page. Zimmerman stayed up to date on Facebook page, collected payments, paid invoices, and deposited checks for the MCEDC.

Discussed City of St. Ansgar withdrawing from the 28E agreement. Due to 28E withdrawal, Sam Heimer has lost his seat on the board while Randy Marcks can remain due to involvement in St. Ansgar EDC. This took effect at time of receipt of resolution from St. Ansgar May 12, 2025.

Director Backer opened the floor to Keith Horgen, St. Ansgar mayor, for additional comments. Keith mentioned they are limited on growth and they cannot afford the services with the cost of living rising. Keith stated the funds were going to private organizations. Marcks questioned why we were charging cities and Backer explains that this is how 28E was set up in 2002. Based on the 2002 28E Agreement, Backer mentioned that the dues were to be paid by EDC, but cities began paying instead.

Pam Marzen asks if the 28E has any remarks to program eligibility and the board confirms it does not specify which programs are included in 28E agreement.

Director Backer provides several options including, but not limited to:

1. Entities who are not participating in MCEDC with populations over 500 CLP or In-Fill lot application inside city limits shall have 15% admin fee based on total amount requested.
2. CLP/In-Fill programs not available to cities not participating in MCEDC.

Director Backer does make recommendations to keep the childcare program eligibility for all cities due to businesses these cities investing in the program and businesses are already paying an admin fee.

Heimer makes recommendations that programs still be available and we may need to look into the legality of removing program eligibility before making decisions. Heimer suggests a flat-rate admin fee for programs with Waters supporting and suggesting it could replace city dues.

Pam also questions how the MCEDC is getting funding from smaller communities and why dues paid by utilities are different amounts. Frein explains that there is no tax base to support the funding, so the county pays while Director Backer explains that the amounts paid are what they are willing to pay us currently. Frein makes a point that the services provided by the MCEDC to the county are not services that we need to provide.

Keith states that the purpose of the MCEDC is to help with growth, but due to new state laws being passed, it is not allowing small towns like St. Ansgar to grow. Keith also points St. Ansgar council cannot use the In-Fill Lot program anyways and that there is a TIFF program that they utilize and that goes towards county growth, feeling this is sufficient in participation.

Director Backer makes point that Riceville does not contribute on Howard County side because they do not qualify for programs on that side of town.

Heimer feels that the Construction Loan Program should be available to citizens in St. Ansgar. Frein follows up that there has been a lot of positive feedback about these programs and because the MCEDC provides a service for they should be paid for it.

Director Backer brings the amendment to the 28E Agreement and mentions it needs to be signed by all chairs listed in the agreement. Backer will go back to the attorney to confirm recording process as well as legality of eligibility removal. The Waters suggests we leave St. Ansgar eligibility as is until then. At this time the status of St. Ansgar Development Corporation and program eligibility is tabled.

Motion to amend the 28E agreement made by Hemann, second by Waters. All ayes. Motion passes.

Director Backer reports on Childcare Coalition recommendations and highlights the growth, more funds coming in, another state match is possible, and the program is working. Backer went over the budget of the program. MCEDC plans to host Lunch & Learns to provide more information and collect more funding. Hemann makes a motion to keep \$2 wage enhancement with FICA share and keep Riceville in the program. Second by Mork. All ayes. Motion passes.

CLP application M&J Properties renovation discussion for \$12,000. Holds sufficient scoring and provided required documents. Hemann made motion to approve application; second by Waters, all ayes, motion passed.

No public comment

Motion by Hemann to adjourn at 6:52pm, second by Mork, all ayes, motion passed.

Signed: Todd Frein Title: vice chair Date: 6/30/25
Printed Name: Todd Frein Printed Title: vice chair

Signed: Jenny Backer Title: Exec Director Date: 6-30-25
Printed Name: Jenny Backer Printed Title: Exec Director